



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष १२, अंक ४५(२)]

शुक्रवार, जून १२, २०२६/ज्येष्ठ २२, शके १९४८

[पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ६९

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १० जून २०२६.

सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीबी ४३२६/प्र.क्र. ६२/२०२६/नवि-११.— ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे.) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिका त्यांचे अधिकारक्षेत्राकरीता (यापुढे ज्याचा उल्लेख “उक्त महानगरपालिका” असा करणेत आलेला आहे.) नियोजन प्राधिकरण आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करुन राज्य शासनाने अधिसूचना क्रमांक टीपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ (यापुढे ज्याचा उल्लेख “उक्त अधिसूचना” असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना-२०३४ सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ (यापुढे याचा उल्लेख “उक्त नियमावली” असा करणेत आलेला आहे) ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे. आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुद्धीपत्रक दिनांक २२ जून २०१८ रोजी निर्गमित केले आहे; आणि ज्याअर्थी, त्यानंतर उक्त अधिसूचनेस शासनाने समक्रमांकाचे शुद्धीपत्रक व पुरकपत्र दिनांक २९ जून २०१८ रोजी पारित केले असून सदर शुद्धीपत्रक व पुरकपत्र **महाराष्ट्र शासनाच्या राजपत्रात** दिनांक ३० जून २०१८ रोजी प्रसिद्ध करण्यात आले आहे; आणि ज्याअर्थी, उक्त नियमावली दिनांक १ सप्टेंबर २०१८ पासून अंमलात आली आहे; आणि ज्याअर्थी, शासनाने दिनांक २१ सप्टेंबर २०१८ रोजीच्या अधिसूचनेद्वारे उक्त नियमावलीमधील सारभूत स्वरुपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे ; आणि ज्याअर्थी, उक्त मंजूरीच्या अधिसूचनेत आणि मंजूर तरतुदीमध्ये टंकलेखनाच्या त्रुटी व चुका तसेच उक्त नियमावलीमधील काही तरतुदींच्या अर्थबोधाची स्पष्टता करुन सुसंगती आणणे याकरिता शासनाने दिनांक १२ नोव्हेंबर २०१८ रोजी शुद्धीपत्रक निर्गमित केले आहे ;

(१)

आणि ज्याअर्थी, जरी उक्त नियमावलींतर्गत पुनर्विकासाचे विविध पर्याय उपलब्ध असले, तरी समाजातील सामाजिकदृष्ट्या दुर्बल आणि वंचित घटकांच्या गृहनिर्माणासाठी समर्पित आणि आर्थिकदृष्ट्या व्यवहार्य अशा स्वतंत्र तरतुदीची आवश्यकता आहे ; आणि ज्याअर्थी, सामाजिकदृष्ट्या दुर्बल आणि/किंवा वंचित घटकांसाठी ' आर्थिकदृष्ट्या दुर्बल घटक ' (EWS) गृहनिर्माण उभारणीकरिता, उक्त महानगरपालिका, सार्वजनिक प्राधिकरणे आणि शासनाच्या जमिनीवर, बृहन्मुंबईच्या कार्यक्षेत्रात हक्काचा गृहनिर्माण साठा उपलब्ध करून देणे हे शासनाचे प्राधान्य आहे.

आणि ज्याअर्थी, वरील बाबींचा विचार करता, उक्त महानगरपालिकेच्या हद्दीत परवडणाऱ्या घरांचा प्रश्न सोडवण्यासाठी आणि गृहनिर्माण साठा वाढवण्यासाठी, विशेषतः आर्थिकदृष्ट्या दुर्बल घटक (EWS) आणि इतर अधिसूचित विशेष दुर्बल आणि/किंवा सामाजिकदृष्ट्या मागासलेल्या प्रवर्गासाठी गती देण्याच्या उद्देशाने, उक्त नियमावलीमधील विनियम ३३ मध्ये नवीन उपखंड २८ समाविष्ट करणेबाबत सोबत जोडलेल्या परिशिष्टामध्ये (यापुढे याचा उल्लेख "प्रस्तावित फेरबदल" असा करणेत आलेला आहे) दर्शविल्यानुसार फेरबदल करणे सार्वजनिक हिताचे दृष्टीने आवश्यक आहे, असे शासन नगरविकास विभागाचे मत झाले आहे;

आणि त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट-कलम (१कक) चे खंड(क) नुसार कोणत्याही व्यक्तीकडून हरकती / सूचना मागविण्यासाठी तसेच संभाव्य बाधित होणाऱ्या व्यक्तींच्या माहितीसाठी सदर सूचना प्रसिद्ध करित आहे. शासनाकडून असेही कळविणेत येत आहे की, खालील परिशिष्टात नमूद प्रस्तावित फेरबदलाविषयी कोणत्याही हरकती/ सूचना **महाराष्ट्र शासन राजपत्रात** सदर सूचना प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या आत उपसंचालक, नगररचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. सदर प्राप्त हरकती / सूचनांवर सुनावणी देवून तसेच लागू असेल त्याप्रमाणे उक्त महानगरपालिकेचे म्हणणे घेवून त्यावरील अहवाल शासनास सादर करण्यासाठी उप संचालक, नगररचना, बृहन्मुंबई यांना शासनाचे वतीने " अधिकारी " म्हणून प्राधिकृत करण्यात येत असून त्यांच्याकडे सदरच्या कालावधीत प्राप्त होणाऱ्या हरकती/सूचना यावर उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये कार्यवाही करण्यात येईल ;

परिशिष्ट

शासन नगरविकास विभाग सूचना क्रमांक टीपीबी-४३२६/प्र.क्र. ६२/२०२६/नवि-११,

दिनांक १० जून २०२६ सोबतचे परिशिष्ट

New sub-regulation (28) is proposed to be added in Regulation (33) of Development Control and Promotion Regulations-2034 as follows :—

33(28) :- Special Housing -Development of identified plots of BMC/Govt./Public Authorities for construction of EWS Housing for special weaker and/or socially disadvantaged categories notified by Government for the purpose of this section.

1. The Housing scheme shall be notified by Govt. alongwith scheme parameters.
2. Net area of plot after deducting road setback/D.P. Roads shall be minimum 10,000 sq.m.
3. The development shall be allowed on vacant and unreserved/non-designated lands free from any encumbrances.
4. The plot shall be accessible by min 18.00 m wide road. The development can be allowed on abutting Road having 18.00 m. Road widening, however minimum 12.00 m. road width shall be available on site upto nearest Road junction of road with 18 m. or more.
5. The development can be undertaken by BMC/Govt. / Public Authority by the entity whom the plot is allotted by BMC/Govt./Public Authorities or the developer appointed by the Entity whom plot is allotted or the developer appointed by BMC/Govt./Public Authority.

6. The size of tenement of EWS housing shall be 27.88 sq.m. Carpet area. This shall be treated as rehabilitation area. For this purpose, rehabilitation carpet area shall be considered within a tenement excluding that covered by the walls/columns and any other areas specifically exempted from floor space index.
7. All the allottees shall be registered in Unified Citizen Database for Housing (UCDH) and his family shall not be beneficiary of any other subsidised housing schemes.
8. The total permissible FSI of the scheme shall be minimum as mentioned in Table No.12 of Regulation 30 A. However higher FSI may be permitted by Municipal Commissioner after giving due consideration to Impact Assessment study regarding the impact on city and the sector level infrastructure and amenities as well as traffic and environment of the implementation of the scheme, provided that higher FSI shall be used for the purpose of only creation of further housing for special category and corresponding incentive and incidental amenities and for no other purpose.
9. The incentive built up area against construction of EWS tenement shall be as per table below :—

Basic Ratio (LR/RC)	Incentive FSI (Percentage)
Above 6	72
Above 4 and upto 6	81
Above 2 and upto 4	89
Upto 2	98

Explanation :—

RC is rate of construction in respect of RCC Construction and Land Rate (LR) is the rate of Open Land for FSI 1. (No actual cost of construction will be considered)

Provided further that in case there is more than one land rate applicable to different parts of the plot under the scheme, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic ratio.

Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which IOD is issued and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.

10. 100% of the incentive FSI can be used for residential or non-residential purpose in consonance with DCPR provisions.
11. Fungible compensatory Area shall not be allowed for EWS Housing tenements. However, fungible compensatory Area shall be permissible for incentive / sale built up area on payment of premium as per the provisions of DCPR.
12. 5% of total permissible FSI shall be utilized for construction of convenience Shopping/ Amenity which shall be built by the developer / entity and handed over to the society of EWS Housing. The society shall not sell this outright but give it on lease only, and such lease premium shall contribute towards maintenance of the building. The developer/entity is entitled to incentive built up area as mentioned in sub regulation 9 above.
13. Provision of Inclusive Housing as per Regn.15 shall not be insisted.

14. The appurtenant land of EWS Housing component and sale component shall be in the ratio of 45:55.
15. The construction of EWS Housing component and sale component shall be done in the 2:1 proportion. However, Occupation Certificate to sale component shall be granted only after handing over of EWS Housing component duly completed.
16. Notwithstanding anything contained in these regulations :—
17. (a) The relaxations incorporated in Sub-Regulation No. 6 of Regulation No. 33(10) of these regulations except clauses 6.11, 6.16 and 6.18 shall be applicable for EWS Housing component only.
(b) Even if the Layout open space is reduced to make the project viable, a minimum of 15% LoS shall be maintained.
18. Additional Development Cess.
Additional development cess equivalent to 100% of Development charges on BUA (excluding the fungible compensatory area/BUA), shall be paid by the project proponent. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. Development cess shall be in addition to development charges levied as per section 124 of MR & TP Act 1966.
19. The distance between any two EWS Housing buildings shall be minimum 9.00 m.

उक्त अधिनियमाचे कलम ३७(१कक) अन्वये सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदा /नियम) या वेबसाईटवर देखील प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अमर पाटील,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 10th June 2026.

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPB-4326/CR-62/2026/UD-11.—Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for the area within its jurisdiction (hereinafter referred to as “ the said Corporation ”) as per the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) ;

And Whereas, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act, the State Government *vide* Notification No.TPB-4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with the Development Control and Promotion Regulations-2034 for Greater Mumbai (hereinafter referred to as “the said Regulations”) with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dated 22nd June, 2018 ; And whereas, thereafter Government has issued a Corrigendum and Addendum of even number dated 29th June, 2018 to the said Notification, which is published in *Government Gazette* dated 30th June, 2018; And whereas, the said Regulations have come into force from 1st September 2018; And whereas, the Government of Maharashtra *vide* Notification dated 21st September 2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the said Regulation; And whereas, the Government of Maharashtra *vide* Notification dated 12th November 2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of said Regulations for its proper interpretation ;

And whereas, although various redevelopment options are available under the said regulations, there is a need for a separate provision dedicated and financially viable for the housing of socially weaker and disadvantage category ; And whereas, it is the priority of the Government to make rightful housing stock available within the jurisdiction of Greater Mumbai on the lands of the said Corporation, Public authorities, and the Government, for construction of EWS Housing for special weaker and/or socially disadvantage categories of society.

And whereas, in view of the above, in order to resolve the affordable housing issue within the limits of the said Corporation and to accelerate the creation of affordable housing stock specifically for the Economically Weaker Sections (EWS) and other notified special weaker and/or socially disadvantaged categories within the limits of the said Corporation, the Government in Urban Development Department is of the opinion that, in the public interest, it is expedient to modify the said Regulations to add new sub clause 28 in Regulation 33 of the said Regulations as specifically described in the Schedule attached herewith (hereinafter referred to as “ the Proposed Modification ”) ;

Now, therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act; and of all other powers enabling it in this behalf, Government hereby publishes a Notice for inviting objections/ suggestions from any persons with respect to the Proposed Modification, as required by clause (a) of sub-section (1AA) of Section 37 of the said Act, for information of all persons likely to be affected thereby. The Government is further pleased to inform that any objections/ suggestions in respect of the Proposed Modification mentioned in the Schedule attached herewith may be forwarded, before the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*, (hereinafter referred to as “ the said period ”) to the Deputy Director of Town Planning., Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objections / suggestions, which may be received within the said period will be dealt with in accordance with the provisions of sub-section (1AA) of Section 37 of the said Act by the Deputy Director of Town Planning, Greater Mumbai, who is hereby authorised as an “officer” on the behalf of Government to hear objections / suggestions which are received and say of the said Corporation, as the case may be and submit his report to the Government.

*Schedule***Accompaniment to the Government in Urban Development Department Notice
No. TPB- 4326/C.R.62/2026/UD-11, dated 10th June 2026.**

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Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which IOD is issued and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.

10. 100% of the incentive FSI can be used for residential or non-residential purpose in consonance with DCPR provisions.
11. Fungible compensatory Area shall not be allowed for EWS Housing tenements. However, fungible compensatory Area shall be permissible for incentive / sale built up area on payment of premium as per the provisions of DCPR.
12. 5% of total permissible FSI shall be utilized for construction of convenience Shopping/ Amenity which shall be built by the developer / entity and handed over to the society of EWS Housing. The society shall not sell this outright but give it on lease only, and such lease premium shall contribute towards maintenance of the building. The developer/entity is entitled to incentive built up area as mentioned in sub regulation 9 above.
13. Provision of Inclusive Housing as per Regn.15 shall not be insisted.
14. The appurtenant land of EWS Housing component and sale component shall be in the ratio of 45:55.
15. The construction of EWS Housing component and sale component shall be done in the 2:1 proportion. However, Occupation Certificate to sale component shall be granted only after handing over of EWS Housing component duly completed.
16. Notwithstanding anything contained in these regulations :—
17. (a) The relaxations incorporated in Sub-Regulation No. 6 of Regulation No. 33(10) of these regulations except clauses 6.11, 6.16 and 6.18 shall be applicable for EWS Housing component only.
(b) Even if the Layout open space is reduced to make the project viable, a minimum of 15% LoS shall be maintained.
18. Additional Development Cess.
Additional development cess equivalent to 100% of Development charges on BUA (excluding the fungible compensatory area/BUA), shall be paid by the project proponent. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. Development cess shall be in addition to development charges levied as per section 124 of MR & TP Act 1966.
19. The distance between any two EWS Housing buildings shall be minimum 9.00 m.

This Notice under sub-section (1AA) of Section 37 of the said Act shall also be made available on the Govt. of Maharashtra website : www.maharashtra.gov.in (Acts/Rules).

By order and in the name of the Governor of Maharashtra,

AMAR PATIL,

Under Secretary to Government.